

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-190</u></a>	<a href="#"><u>DEVON RAMCHARAN</u></a>
<a href="#"><u>03-220</u></a>	<a href="#"><u>WORLD RENTALS AND SALES L. L. C.</u></a>
<a href="#"><u>03-070</u></a>	<a href="#"><u>CHURCH OF GOD PRINCE OF PEACE, INC.</u></a>
<a href="#"><u>03-189</u></a>	<a href="#"><u>SARAH &amp; MAURICE BRAZIER</u></a>
<a href="#"><u>03-216</u></a>	<a href="#"><u>TODD RUDERMAN</u></a>
<a href="#"><u>03-258</u></a>	<a href="#"><u>CHARLES &amp; MARY BIVINS</u></a>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/17/03 TO THIS DATE:

HEARING NO. 03-9-CZ8-5 (03-190)

02-53-41  
Council Area 08  
Comm. Dist. 02

APPLICANT: DEVON RAMCHARAN

BU-2 To BU-3

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/15/03 TO THIS DATE:

HEARING NO. 03-10-CZ8-3 (03-220)

36-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: WORLD RENTALS AND SALES L. L. C.

- (1) ELIMINATION of a recorded Declaration of Restrictions recorded under Official Record Book 21389, Pages 4949 through 4963.
- (2) MODIFICATION of Condition #2 of Resolution CZAB8-19-00 as modified by Resolution CZAB8-14-01, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Office Building for Van Wagner Company,' as prepared by Halberstein, Hurtak, Linkewer & Associates, Inc., dated received 2-7-01 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Office Building for Van Wagner Company,' as prepared by Dalima Studio, Architecture, dated 7-29-03, and consisting of 4 sheets."

The purpose of these requests is to allow the applicant to submit new plans showing a maintenance facility and office building and to remove a covenant which restricted the property for BU-2 uses and to those uses shown on the plan, and to allow the applicant to use the property in accordance with the underlying zoning district regulations for BU-3.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 11 to 29 inclusive, less the east 3' of Lots 11 & 29 & less the west 15' of Lots 15 to 25 inclusive, Block 2, 7<sup>TH</sup> AVENUE MANOR, Plat book 19, Page 79 in Section 36, Township 52 South, Range 41 East.

LOCATION: Lying east of N.W. 7 Avenue and north of N.W. 114 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.8 Acres

PRESENT ZONING: BU-3 (Business – Liberal)

HEARING NO. 03-11-CZ8-1 (03-70)

31-52-42  
Council Area 8  
Comm. Dist. 3

APPLICANT: CHURCH OF GOD PRINCE OF PEACE, INC.

- (1) Applicant is requesting to permit a proposed religious facility building setback 1'2" from the rear (Southeast) property line. (The underlying zoning district regulation requires 5').
- (2) NON-USE VARIANCE OF LANDSCAPE REGULATIONS to permit a landscape buffer of 5' along the front (north) property line abutting N.E. 119 Street and a 0' buffer along the alley on the rear (Southeast) property line (7' required).
- (3) Applicant is requesting to permit a religious facility with a lot area of 0.75 acre. (The underlying zoning district regulation requires that religious facilities have a minimum of 2.5 acres).

Plans are on file and may be examined in the Zoning Department entitled "Church Legalization Church of God Prince of Peace," as prepared by Arcon Engineering Group, dated 1/12/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-7 inclusive & Lots 8-12 inclusive, less the north 20' for right-of-way, Block 10, BELLEVUE BISCAYNE, 1<sup>ST</sup> ADDITION, Plat book 9, Page 108.

LOCATION: 210 N. E. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.75 Acre

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 03-11-CZ8-2 (03-189)

11-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: SARAH & MAURICE BRAZIER

UNUSUAL USE to permit a day care center.

Plans are on file and may be examined in the Zoning Department entitled "Liberty Academy," as prepared by Charles Mitchell, sealed and dated stamped received 7/31/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 95' of the following described premises: The south 90' of the north 490' of the north ½ of Lot 1 and the north 35' of the south 90' of the north 580' of the north ½ of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63. AND: The south 90' of the north 490' of the north ½ of Lot 1 and the north 35' of the south 90' of the north 580' of the north ½ of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63, less the West 95' thereof.

LOCATION: 7750 N.W. 12 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.8548 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-11-CZ8-3 (03-216)

1-53-41  
Council Area 8  
Comm. Dist. 3

APPLICANT: TODD RUDERMAN

BU-2 to BU-3

SUBJECT PROPERTY: Beginning 50' east of the Southwest corner of the north  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  thence east 268.38'; thence north 118'; thence west 268.71'; thence south 118' in Section 1, Township 53 South, Range 41 East.

LOCATION: 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.726 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

HEARING NO. 03-11-CZ8-4 (03-258)

16-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: CHARLES & MARY BIVINS

- (1) Applicant is requesting an addition to a single family residence setback 16'2" from the rear (north) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting a utility shed setback 1'4" from the interior side (east) property line. (The underlying zoning district regulations require 7'6" from the interior side property line).

Plans are on file and may be examined in the Zoning Department entitled "Site Plans, Floor Plans and General Notes Addition for Mr. & Mrs. Bivins, 2965 N.W. 67 Street," consisting of 6 sheets and dated received 9/2/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 2, GEVERTZ PARK, Plat book 61, Page 30.

LOCATION: 2965 N.W. 67 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,000 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)